



STAFF REPORT

DATE: 5/19/2020

REGULAR

ITEM #:

MOTION

TO: City Council
FROM: Ken Roberts, Planning Director
AGENDA ITEM: **5th Street Median Improvements – Next Steps**
REVIEWED BY: Kristina Handt, City Administrator
Marty Powers, Public Works Director

BACKGROUND:

In 2019, the City Council had a series of meetings and discussion about the landscaping in the medians in 5th Street. These meetings were facilitated by Lucius Jonett, of Wenck Associates, Inc. and included reviewing the history and types of approved plantings, the condition of the existing plantings in the medians and a review of design options for the medians going forward.

On December 10, 2019, during the most recent Council meeting with discussion about the 5th Street medians, the City Council reviewed a proposed several step implementation plan from Wenck to roll out the new design to replace the current plantings in the 5th Street median. The City Council is now at decision point for selecting and approving a replanting of one or two of the small existing medians as suggested by the implementation plan. (Please see the April 29, 2020 memo from Lucius Jonett that provides more details about the options for this project.)

ISSUES BEFORE CITY COUNCIL:

Does the City Council wish to direct staff to budget in 2021 for improving two 5th street median planting improvements. If so which option does the City Council approve? Replanting of Median 1 and/or Median 2 (as shown in the attached memo)? If so, does the City Council want to use Option 1 (with a contractor doing all the work), Option 2 (with a contractor and volunteers) or Option 3 (with City staff) for the planting of each of these medians?

PROPOSAL DETAILS/ANALYSIS:

The April 29, 2020 memo from Wenck identifies two medians at the intersection of 5th Street and Junco Road as the best candidates for the first planting/replanting with the new City design standards and materials. They selected these two median areas because of their relatively small size and their location near each other at an intersection. When completed with the new plantings, having these two medians across from each other should ensure visibility for traffic at the intersection is maintained while having a demonstration area for the new design and plant materials.

The Wenck memo goes on to outline the estimated costs for planting each median and breaks that out by having a contractor doing all the work (Option 1) or by using a combination of a contractor and volunteers to complete the project (Option 2).

The total estimated cost to have a contractor do all the work (Option 1) is:
Median 1 \$17,100 plus Median 2 \$32,800 for a total estimated cost of \$49,900.

For Option 2, they estimate the costs at:
Median 1 \$8,900 plus Median 2 \$15,500 for a total estimated of \$24,400.

City staff is looking for direction from the City Council of how they want to the City to move forward with the 5th Street median plantings. Does the City Council:

1. Support the plan to start implementing the new design standards for the 5th Street medians?
2. Want to proceed with the improvements and planting to one or both of the medians as identified by Wenck in their memo dated April 29, 2020?
3. If the Council wants to proceed with the improvements, does the Council want to **budget** and have the work completed in 2021?
4. If the Council wants to proceed with the new plantings in one or both of medians, which Option should staff pursue to complete the work? Option 1 would require the City to put the work for bids from contractors that would be responsible for the entire project. Option 2, with the use of volunteers, coordination and planning by the City will be needed to ensure there would be enough volunteers on several days to ensure all the planting are completed correctly and in a timely manner after a contractor prepares the medians. City staff also would need to set up traffic control and provide safety gear. The use of volunteers may involve work after business hours and/or on weekends and would need supervision and leadership to keep the project on track, done correctly and safely. The safety of the volunteers is a concern as the work would be occurring in and near medians along a busy City street.
5. A third Option would be for a contractor do the traffic control, removal, site prep and irrigation corrections. Public Works could then use staff to do the plantings in 2021. This option would likely have a total cost just over \$30,000 in contractor cost, plants, public works labor and equipment fuel along with taking a number of public works staff and equipment away from other priority projects for several days.

FISCAL IMPACT:

At this time, the City has not budgeted for this improvement. An option would be to direct staff to budget up to \$50,000 in 2021 for the two 5th Street median planting improvements.

OPTIONS:

- 1) Direct staff to budget and pursue Option 1 for the planting of the two 5th Street medians using a contractor in a 2021.
- 2) Direct staff to budget and pursue Option 2 for the planting of the two 5th Street medians with a contractor and volunteer assistance for 2021.
- 3) Direct staff to budget and pursue Option 3 for improving the two medians using a contractor and city staff in 2021.
- 4) Table the improvement/planting project for the 5th Street medians to a later time
- 5) End the project discussion and do nothing with the 5th Street medians (staff would not recommend this option).

RECOMMENDATION:

“Motion to direct City staff to budget for Option _____ in 2021 to improve the plantings of 5th Street Median One and Median 2 as outlined in the Wenck memo dated April 29, 2020 with a not to exceed budget \$50,000.”

ATTACHMENTS:

April 29, 2020 memo from Wenck and Associates

To: Ken Roberts
From: Lucius Jonett, Wenck Associates, Inc.
Date: April 29, 2020
Subject: 5th Street Median Spring 2020 Implementation (Phase 1)

At the final Council design workshop on the new 5th Street Median design standard we proposed a phased implementation plan to roll out the new design to replace current plantings. The strategy to implement the new design along the entire 5th Street corridor is working with current developments to plant and maintain new medians according to the new standard and the City will convert individual existing medians as budget allows. Since the workshop we have:

1. Updated the published 5th Street design standard (planting plan only, road dimensions and details remain the same) and prepared a master planting plan for all the 5th Street medians (Appendix A).
2. Directed the Southwind development to modify their proposed 5th Street median planting alternative to follow the new design standard. Southwind revised their 5th Street median landscape plan and we approved on April 22, 2020. The approved plans are included for reference (Appendix B).
3. Shared the 5th Street design standard with the Savona Master HOA so if they do plant replacements this summer, it will follow the standard.

The remaining steps to be completed for Phase 1 are:

1. Inspect Savona medians that are still under landscape warranty this spring as part of our final landscape inspection and guide any replacement(s) required toward the new planting plan. We will not ask them to redo anything established, but any barren spots will be migrated to the new planting.
2. Council select and approve of replanting 1 or 2 of the small existing medians.

Demonstration Medians

Of the existing 5th Street medians, the smallest would be ideal to transition to the new design standard as a demonstration. There would be no new work on the west end medians near Inwood, in 2020/2021 due to potential disturbance from expected construction activity from Kwik Trip in the area. We propose beginning with one of two medians at the Junco Road entrance of the Savona development. The western median (Figure 7) is the smallest and would have the lowest cost associated with updating to the new design standards. The second median we propose to update is the eastern median at Junco Road (Figure 8). Completing this median next would complete the intersection of 5th and Junco and resolve any visibility issues that may be encountered with the current planting plan. Completing these two medians would allow the new design standard to start from the center of 5th Street and transition out toward Inwood Avenue and Keats Avenue over time, and as

budget allows. This transition would give time for Kwik Trip construction to be completed as well as allow time for the barren spots of the remaining Savona medians to be replanted by the Savona Master HOA and become established, before completing the update to the associated medians of those developments.



Figure 7



Figure 8

Opinion of Probable Costs

To help Council understand the costs associated with the two proposed medians for demonstration, we have broken them down by line item found in Appendix C. For quick reference, we have identified two options for replanting the two proposed medians and have prepared opinions of probable costs for each of those options.

Option 1: Complete Contractor Cost

This option provides the full cost of removal, traffic control, irrigation modification, plant installation, and demobilization all to be done by a hired contractor. This ensures that all construction is done within a given timeline from the city with construction oversight, as well as onsite planting guidance.

Option 2: Plants Bought Wholesale by City, Planted by Volunteers

This option provides the full cost of removal, traffic control, irrigation modification, and demobilization to be done by a hired contractor. The City would then be able to buy plants

and mulch wholesale and provide the opportunity volunteer hours to plant on a chosen day, like Earth Day. This option ensures that all construction is done within a given timeline from the city with construction oversight, but any planting will not be guided beyond city or community volunteer guidance.

Opinion of Probable Costs of Option 1 and Option 2 for both proposed medians:

Proposed Median 1 (Figure 7)	
Total Cost Option 1	\$ 17,100.00
Total Cost Option 2	\$ 8,900.00

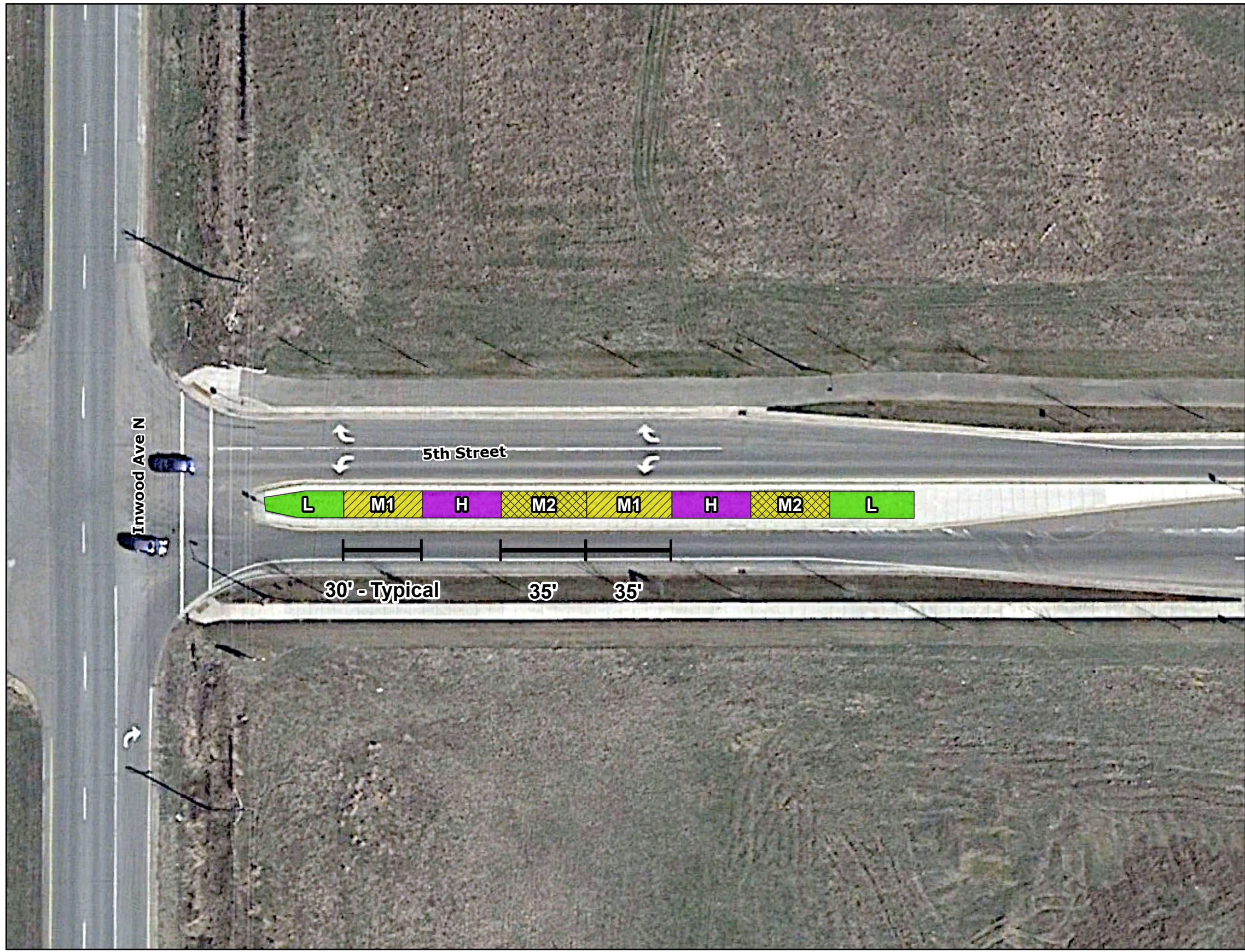
Proposed Median 2 (Figure 8)	
Total Cost Option 1	\$ 32,800.00
Total Cost Option 2	\$ 15,500.00

To complete the 1st phase of converting the existing 5th Street median plantings to the new design standard implemented at the Council workshop, an existing median will need to be chosen based off the provided information of cost, transition benefits and consideration of the community above. We have proposed replanting the two medians at the intersection of 5th Street and Junco Road. Total estimate cost for this phase ranges from \$24,400 to \$49,900 depending on hiring a contractor to complete all work or utilizing volunteer hours to plant materials purchased by the City. We are seeking Council approval to proceed with final design, bidding and construction of these two proposed medians.

Ken Roberts
Planning Director
City of Lake Elmo
April 29, 2020



Appendix A: Design Plans

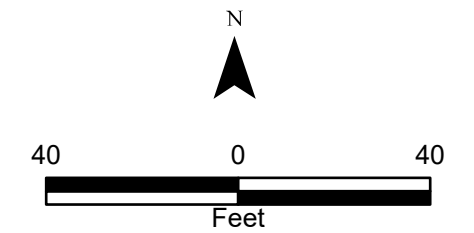
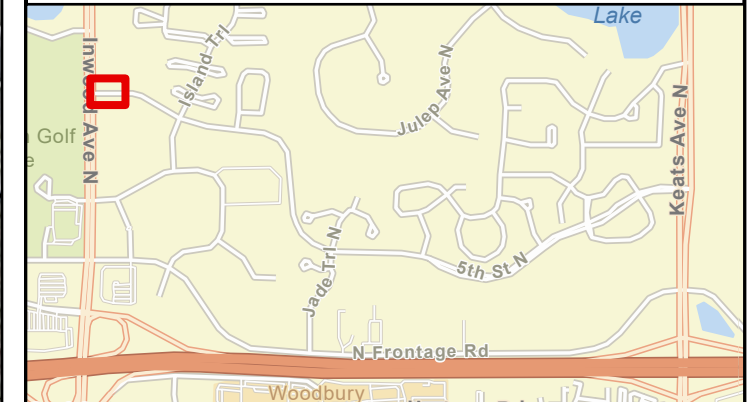


Legend

Landscape Vegetation

- Low
- Medium₁
- Medium₂
- High

Median Length = 245 LF



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CITY OF LAKE ELMO

5th Street Center Median Landscape Plan



JAN 2020

Figure 1

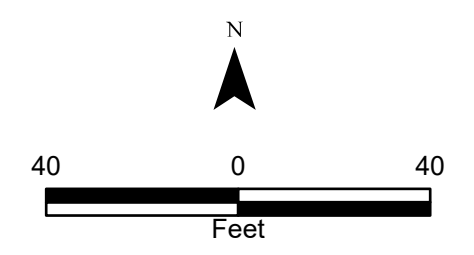
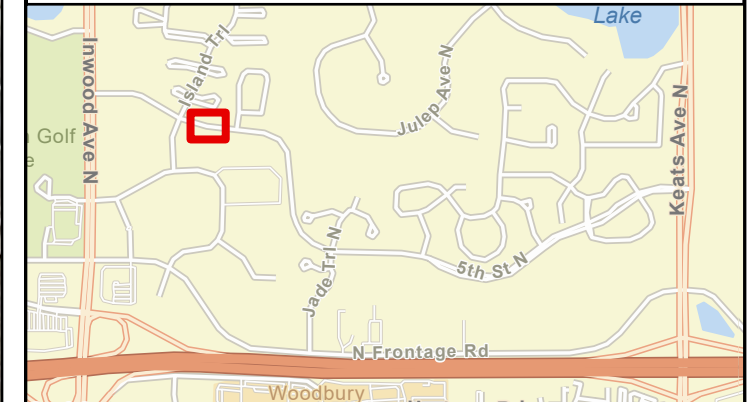


Legend

Landscape Vegetation

- Low
- Medium
- High

Median Length = 115 LF



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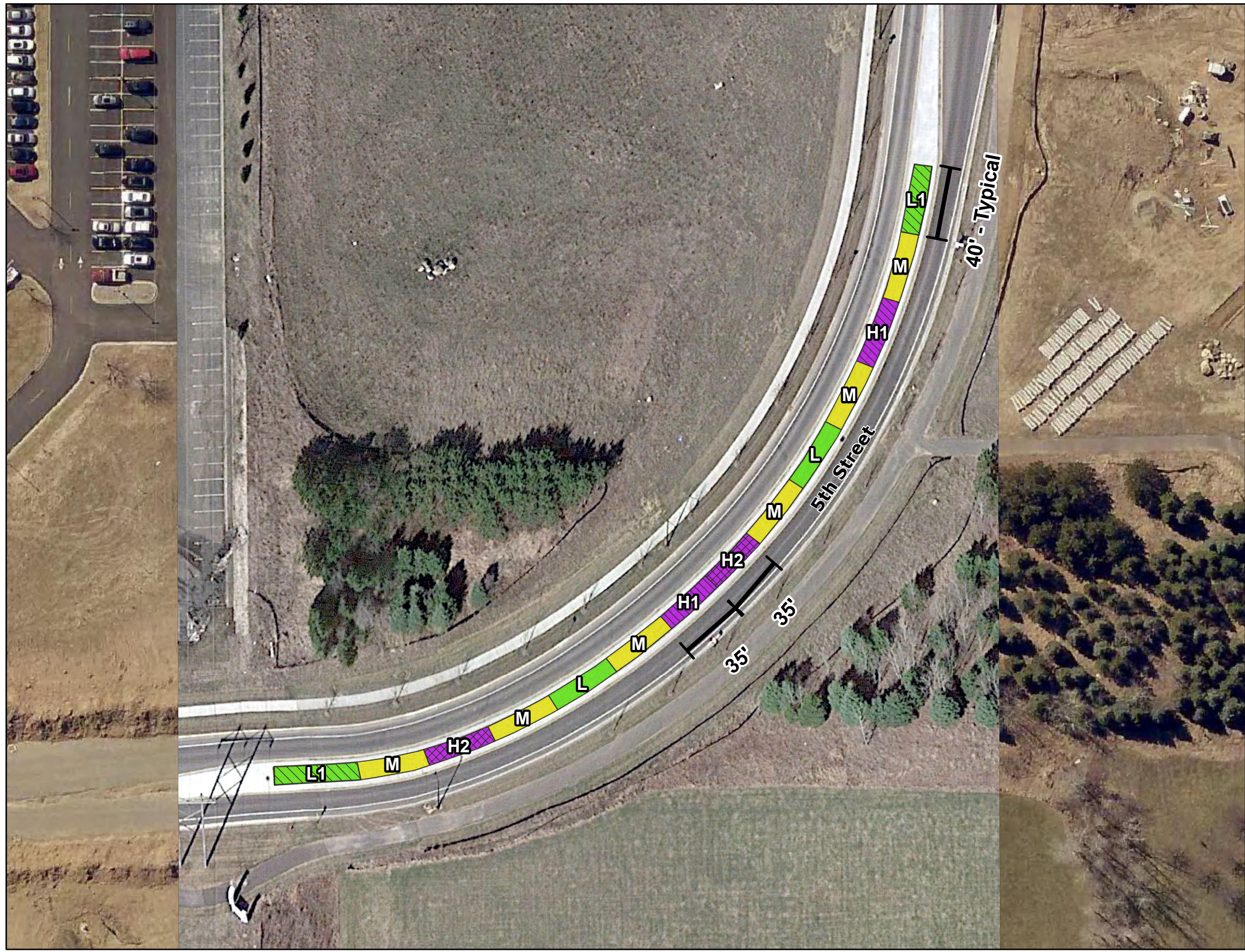
CITY OF LAKE ELMO

5th Street Center Median Landscape Plan



JAN 2020

Figure 2

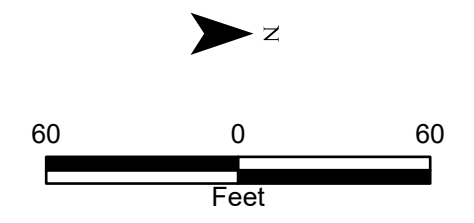
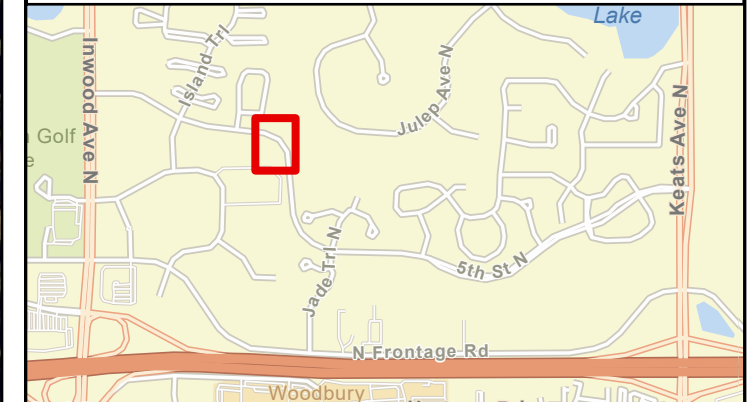


Legend

Landscape Vegetation

- Low
- Low₁
- Medium
- High₁
- High₂

Median Length = 550 LF



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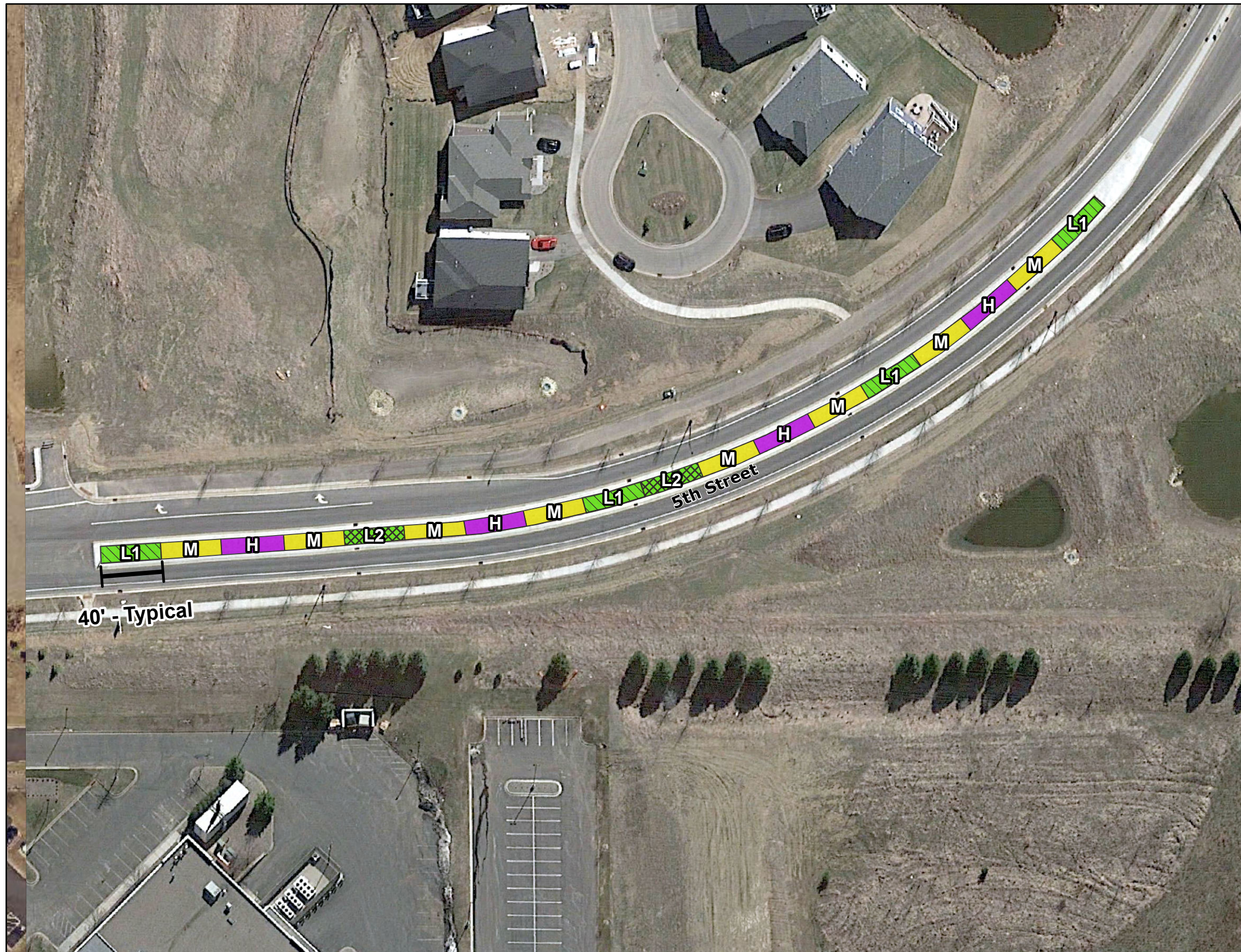
CITY OF LAKE ELMO

5th Street Center Median Landscape Plan







JAN 2020

Figure 3

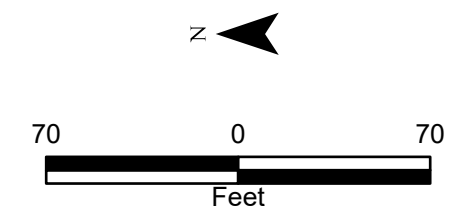
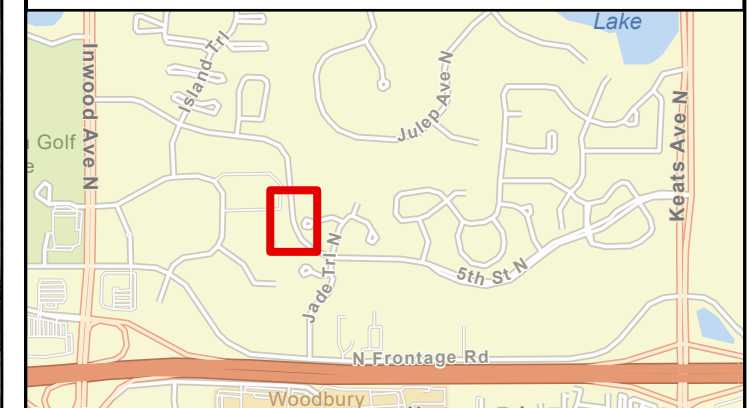


Legend

Landscape Vegetation

-  Low₁
-  Low₂
-  Medium
-  High

Median Length = 720 LF



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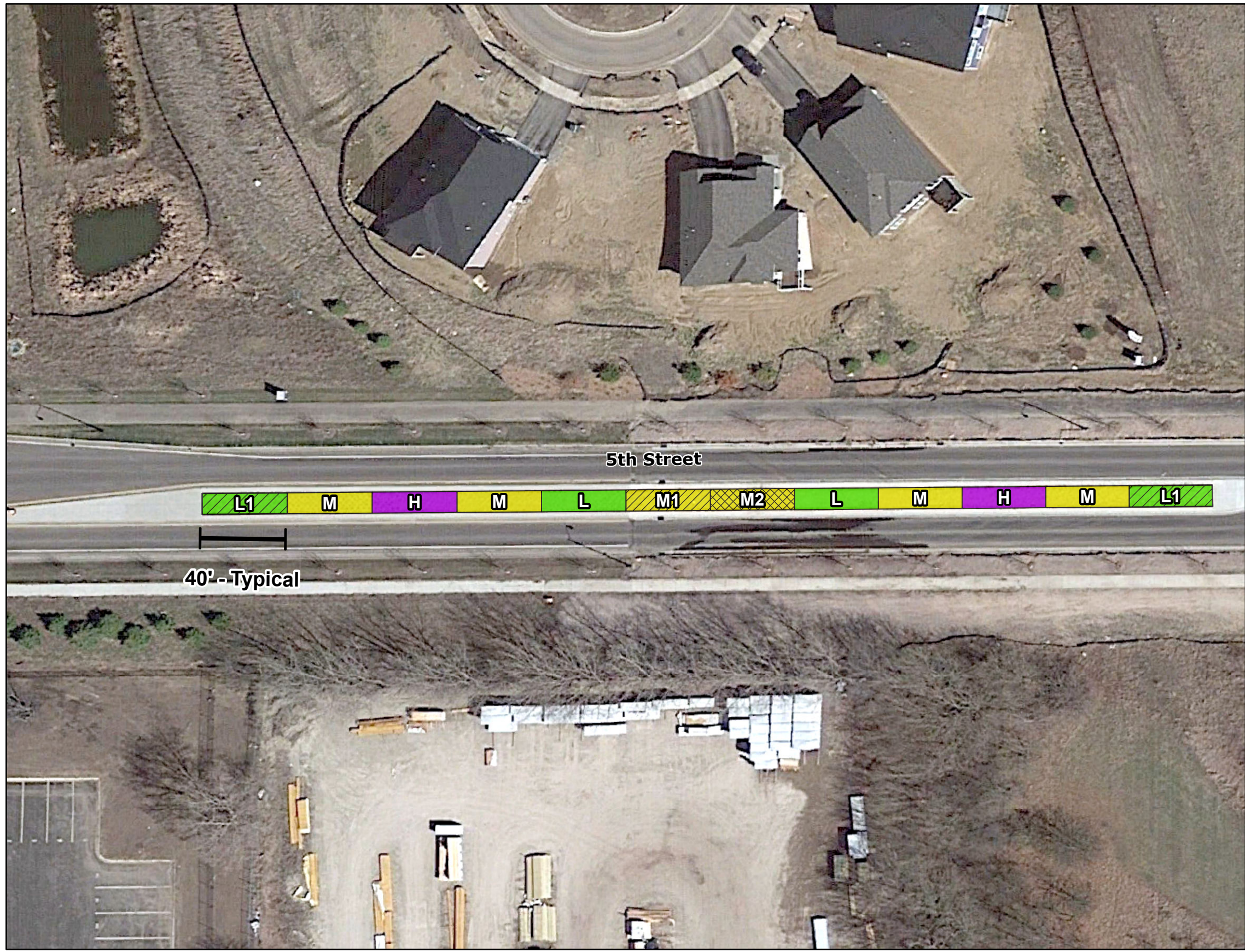
5th Street Center Median Landscape Plan



Responsive partner. Exceptional outcomes.

JAN 2020

Figure 4

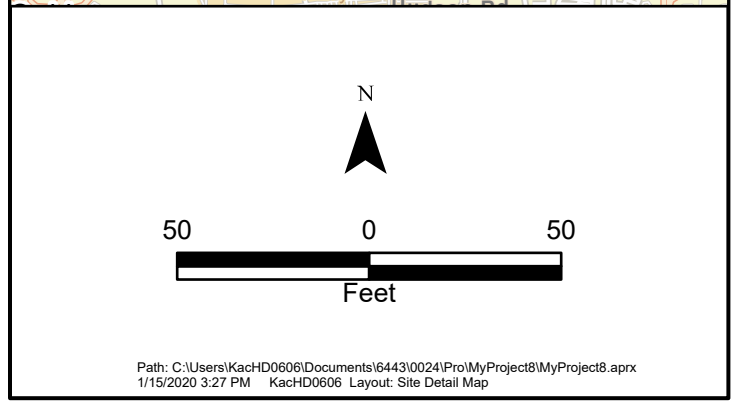
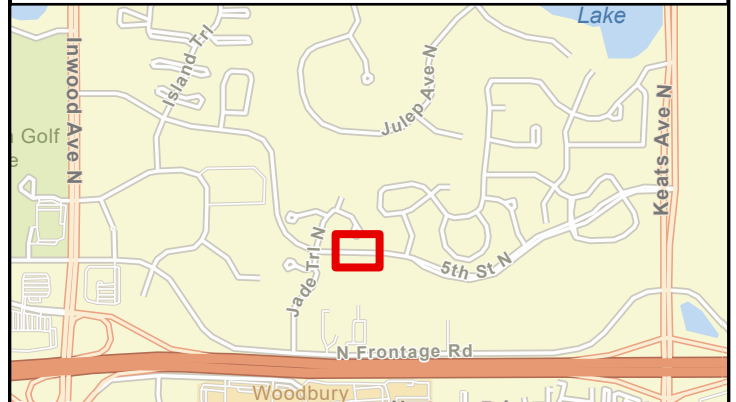


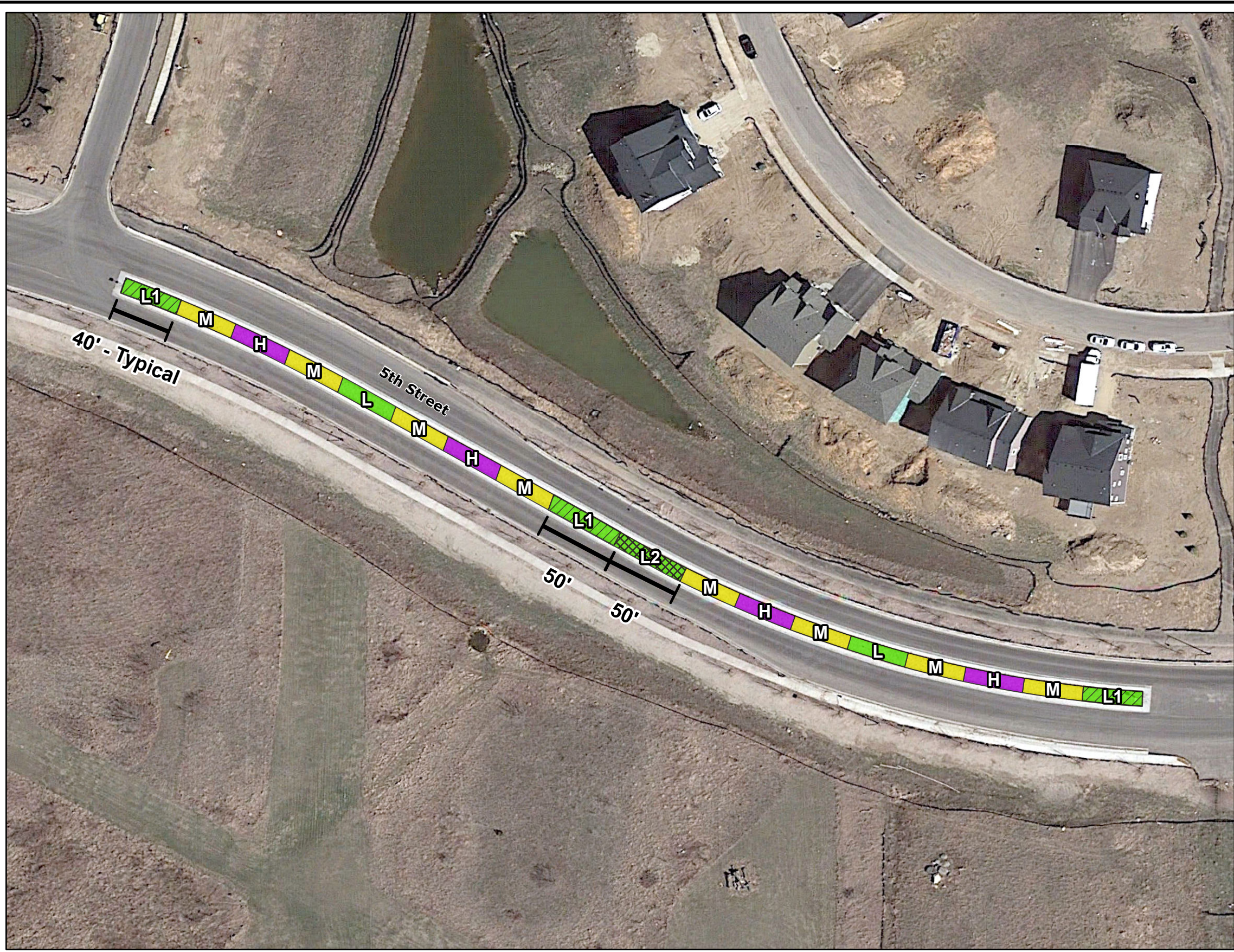
Legend

Landscape Vegetation

- Low
- Low₁
- Medium
- Medium₁
- Medium₂
- High

Median Length = 480 LF



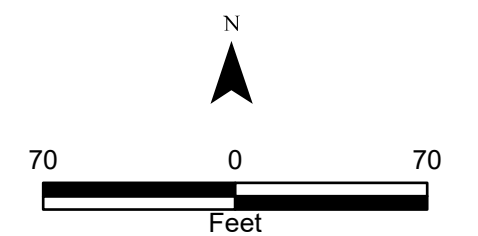
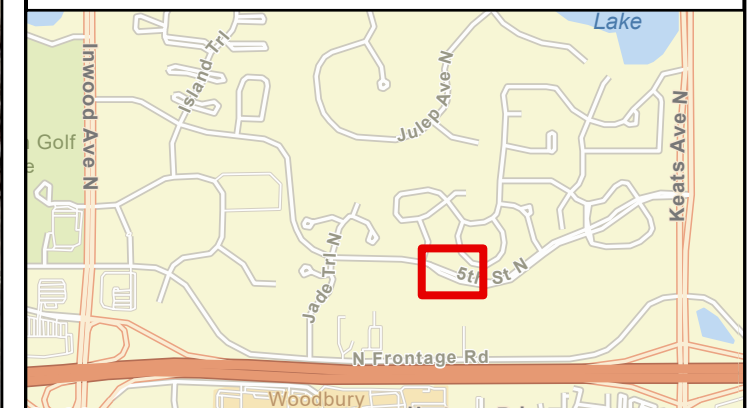


Legend

Landscape Vegetation

- Low
- Low₁
- Low₂
- Medium
- High

Median Length = 740 LF



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CITY OF LAKE ELMO

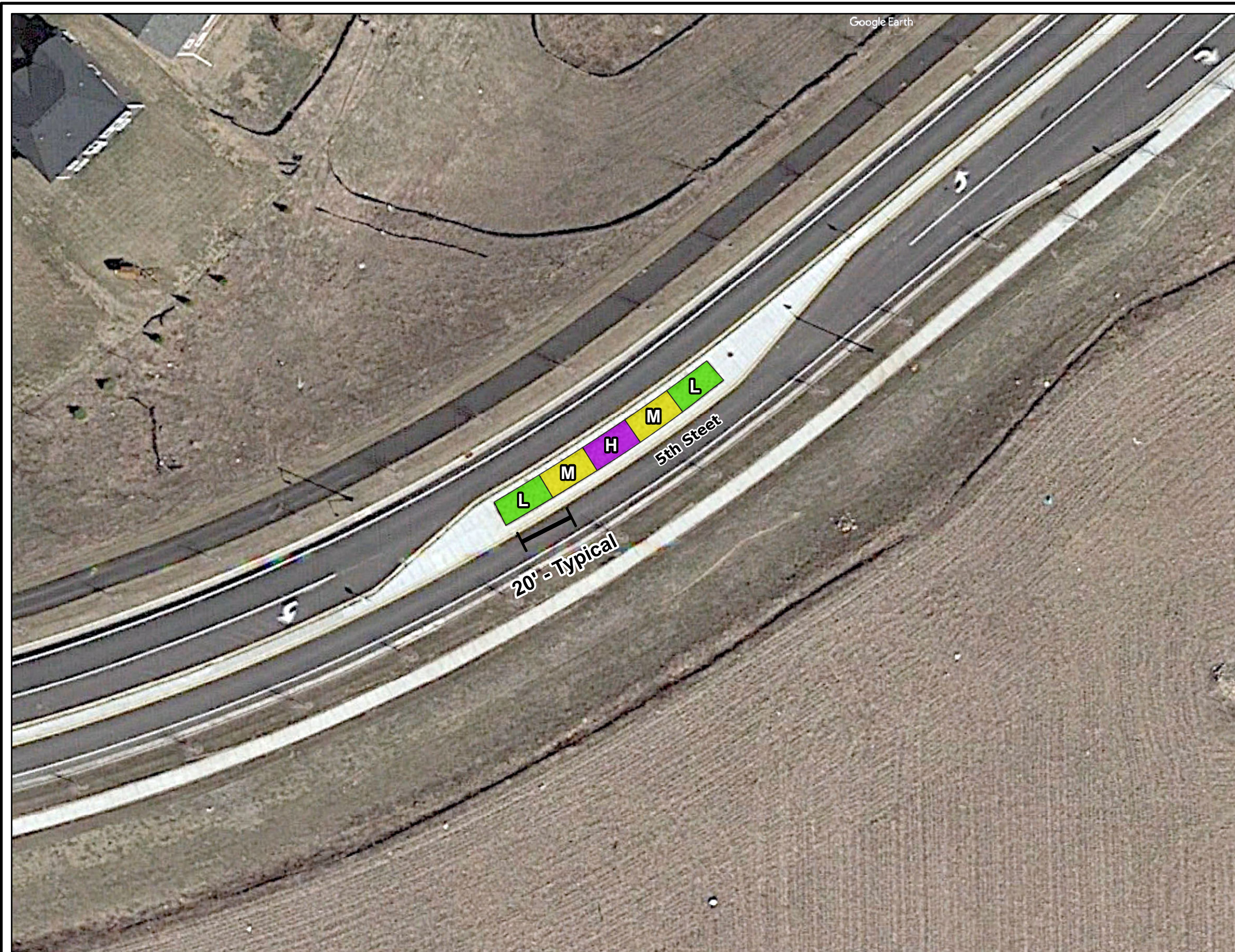
5th Street Center Median Landscape Plan



Responsive partner. Exceptional outcomes.

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Figure 6



Legend

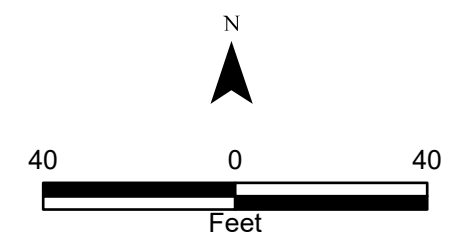
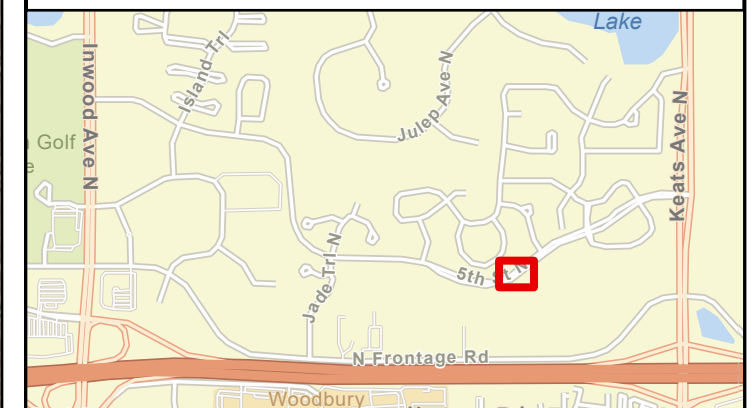
Landscape Vegetation

Low

Medium

High

Median Length = 100 LF



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CITY OF LAKE ELMO

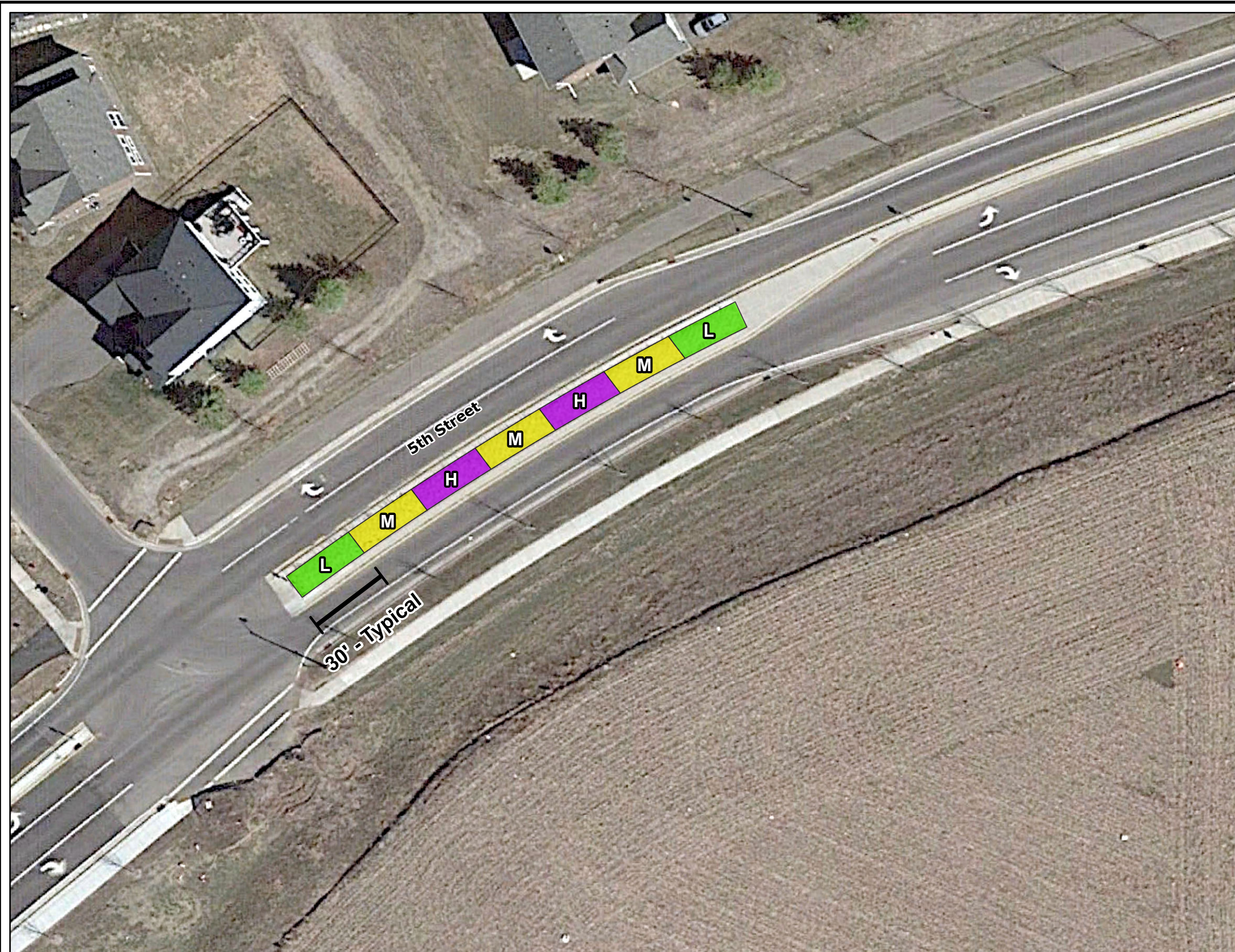
5th Street Center Median Landscape Plan



Responsive partner. Exceptional outcomes.

JAN 2020

Figure 7



Legend

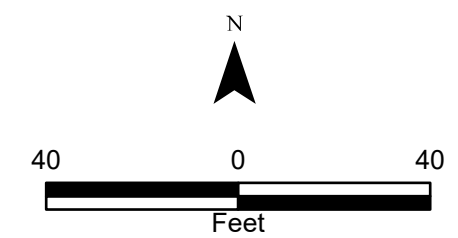
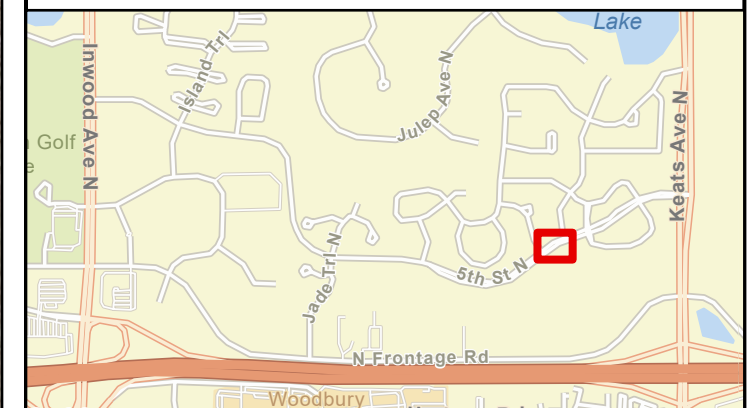
Landscape Vegetation

Low

Medium

High

Median Length = 200 LF



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CITY OF LAKE ELMO

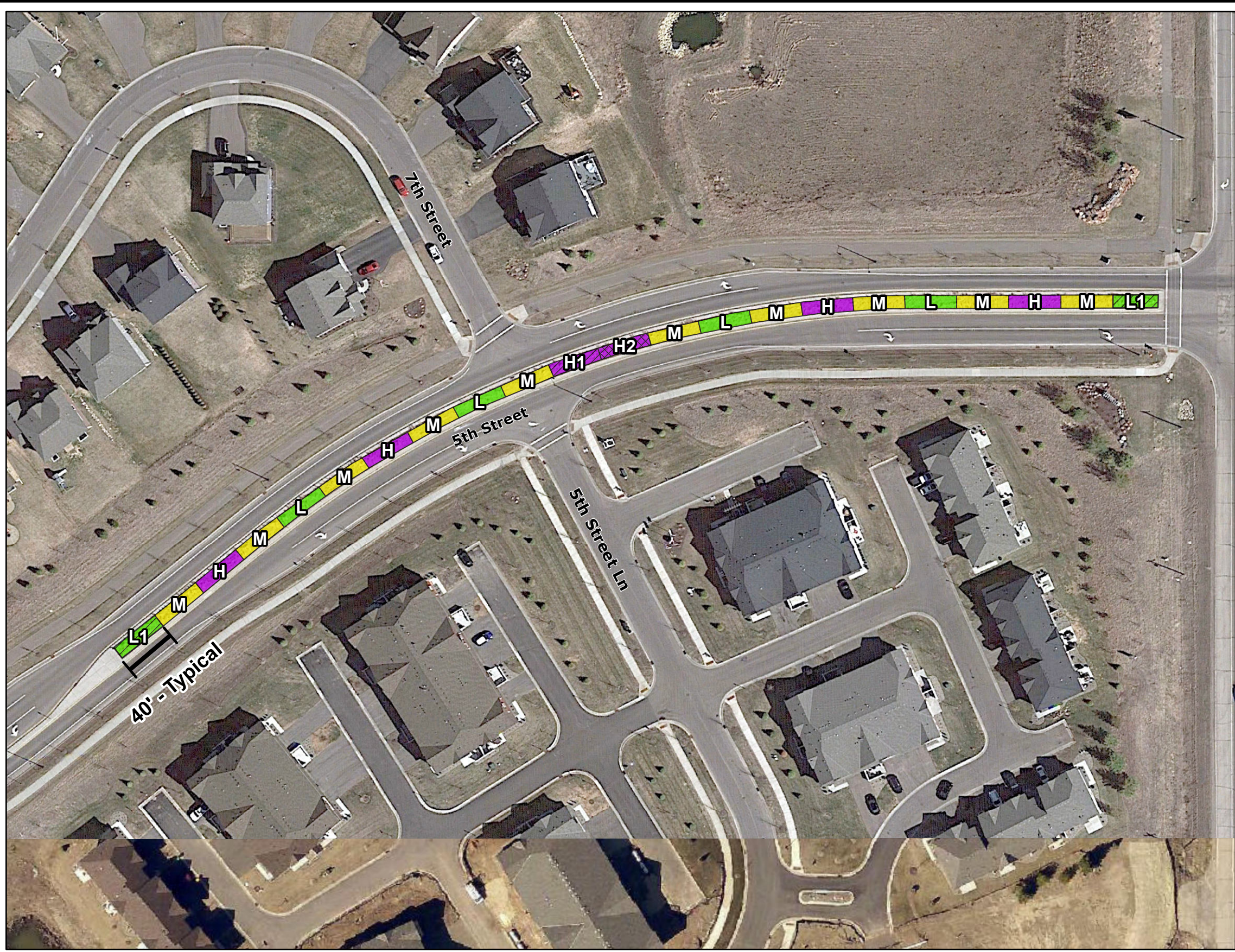
5th Street Center Median Landscape Plan



Responsive partner. Exceptional outcomes.

JAN 2020

Figure 8

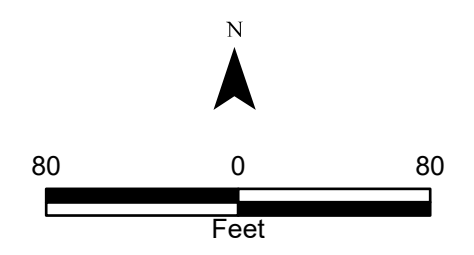
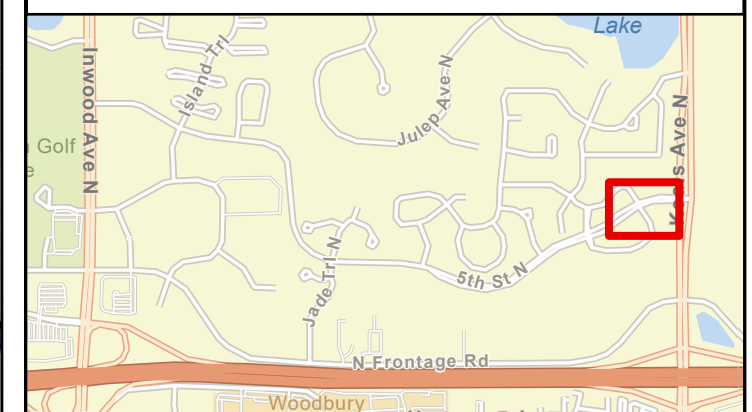


Legend

Landscape Vegetation

- Low
- Low₁
- Medium
- High
- High₁
- High₂

Median Length = 880 LF



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CITY OF LAKE ELMO

5th Street Center Median Landscape Plan



JAN 2020

Figure 9

Ken Roberts
Planning Director
City of Lake Elmo
April 29, 2020



Appendix B: Southwind Development Median Landscape Plan

DETAIL A

PLANT SCHEDULE			
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY
MEDIAN PLANTINGS			
WL	WALKER'S LOW CATMINT/NEPETA FAASSENII 'WALKER'S LOW'	#1 POT	124
KFG	KARL FOERSTER GRASS/CALAMAGROSTIS 'KARL FOERSTER'	#1 POT	120
SC	SOLAR FLARE CONEFLOWER/ECHINACEA 'SOLAR FLARE'	#1 POT	294
SDD	STELLA D'ORO DAYLILY/HEMORCALLIS 'STELLA D'ORO'	#1 POT	300

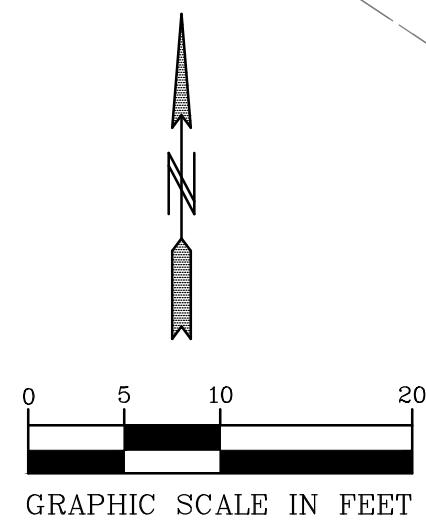
LANDSCAPE NOTES:

MEDIAN HAS PREVIOUSLY BEEN AMENDED WITH ADEQUATE TOP SOIL
 DRIP IRRIGATION TO BE INSTALLED IN MEDIAN.
 TREES WITHIN THE 5TH STREET BOULEVARD WERE PREVIOUSLY PLANTED.
 SHREDDED HARDWOOD MULCH TO A DEPTH OF 3" TO BE USED IN MEDIAN PLANTINGS.

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1168 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

PHASE 1 INSTALLED BY OTHERS
 PHASE 2 INSTALLED BY SOUTHWIND BUILDERS.
 PHASE 2 INCLUDES THE CENTER MEDIAN



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name: *Jennifer L. Thompson*
 Jennifer L. Thompson
 Reg. No.: 44763 Date: 4-22-2020

Revisions
 4-22-2020 CITY COMMENTS

Date: 7-1-19
 Designed: jlt
 Drawn: jlt

5TH STREET MEDIAN REVISION

SOUTHWIND BUILDERS INC.
 2372 LEIBEL STREET
 WHITE BEAR LAKE, MINNESOTA 55110

SOUTHWIND OF LAKE ELMO
 LAKE ELMO, MINNESOTA

M1 OF 1

01-PLAN-117021-SHEET-LAND-MEDIAN ALTERNATIVE

Appendix C: Opinion of Probable Costs by Line Item

Figure 7 Median - Option 1; Complete Contractor Cost

No.	Item	Units	Qty	Unit Price	Total
1	Mobilization/Demobilization	LUMP SUM	1	\$ 1,250.00	\$ 1,250.00
2	Common Excavation	CU YD	20	\$ 20.00	\$ 400.00
3	Traffic Control	LUMP SUM	1	\$ 500.00	\$ 500.00
4	Perennials (#1 Cont.)	EACH	621	\$ 15.00	\$ 9,315.00
5	Irrigation Modification	LS	1	\$ 1,200.00	\$ 1,200.00
6	Double Shredded Hardwood Mulch	CU YD	20	\$ 75.00	\$ 1,500.00
7	Street Sweeping	HOUR	2	\$ 150.00	\$ 300.00
SUBTOTAL					\$ 13,215.00
20% CONTINGENCY					\$ 2,643.00
TOTAL					\$ 17,108.00

Figure 8 Median - Option 1; Complete Contractor Cost

No.	Item	Units	Qty	Unit Price	Total
1	Mobilization/Demobilization	LUMP SUM	1	\$ 1,500.00	\$ 1,500.00
2	Common Excavation	CU YD	41	\$ 20.00	\$ 820.00
3	Traffic Control	LUMP SUM	1	\$ 500.00	\$ 500.00
4	Perennials (#1 Cont.)	EACH	1,243	\$ 15.00	\$ 18,645.00
5	Irrigation Modification	LS	1	\$ 2,600.00	\$ 2,600.00
6	Double Shredded Hardwood Mulch	CU YD	41	\$ 75.00	\$ 3,075.00
7	Salvage and Reinstall Signs	EACH	1	\$ 150.00	\$ 150.00
8	Street Sweeping	HOUR	2	\$ 150.00	\$ 300.00
SUBTOTAL					\$ 26,090.00
20% CONTINGENCY					\$ 5,218.00
TOTAL					\$ 32,808.00

Figure 7 Median - Option 2; Plants Bought Wholesale by City

No.	Item	Units	Qty	Unit Price	Total
Contractor Responsibility					
1	Mobilization/Demobilization	LUMP SUM	1	\$ 1,250.00	\$ 1,250.00
2	Common Excavation	CU YD	20	\$ 20.00	\$ 400.00
3	Traffic Control	LUMP SUM	1	\$ 500.00	\$ 500.00
4	Irrigation Modification	LS	1	\$ 1,200.00	\$ 1,200.00
5	Street Sweeping	HOUR	2	\$ 150.00	\$ 300.00
CONTRACTOR SUBTOTAL					\$ 2,400.00
CONTRACTOR 20% CONTINGENCY					\$ 480.00
CONTRACTOR TOTAL					\$ 4,130.00
City Responsibility					
6	Perennials (#1 Cont.)	EACH	621	\$ 6.50	\$ 4,039.55
7	Hardwood Mulch	CU YD	20	\$ 35.00	\$ 700.00
CITY TOTAL					\$ 4,739.55
PROJECT TOTAL					\$ 8,869.55

Figure 8 Median - Option 2; Plants Bought Wholesale by City

No.	Item	Units	Qty	Unit Price	Total
Contractor Responsibility					
1	Mobilization/Demobilization	LUMP SUM	1	\$ 950.00	\$ 950.00
2	Common Excavation	CU YD	41	\$ 20.00	\$ 820.00
3	Traffic Control	LUMP SUM	1	\$ 250.00	\$ 250.00
4	Irrigation Modification	LS	1	\$ 2,600.00	\$ 2,600.00
5	Salvage and Reinstall Signs	EACH	1	\$ 150.00	\$ 150.00
6	Street Sweeping	HOUR	2	\$ 150.00	\$ 300.00
				CONTRACTOR SUBTOTAL	\$ 4,120.00
				CONTRACTOR 20% CONTINGENCY	\$ 824.00
				CONTRACTOR TOTAL	\$ 5,894.00
City Responsibility					
7	Perennials (#1 Cont.)	EACH	1,243	\$ 6.50	\$ 8,079.10
8	Hardwood Mulch	CU YD	41	\$ 35.00	\$ 1,435.00
				CITY TOTAL	\$ 9,514.10
				PROJECT TOTAL	\$ 15,408.10